

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 16, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>103-DR-2005</b> <b>Monarch Property- New Monopalm Cell Site</b>		
LOCATION	409 North Scottsdale Road		
REQUEST	Request approval for a faux palm tree wireless communication facility.		
OWNER	Monarch Holding Corp 480-949-5115	ENGINEER	N/A
ARCHITECT/ DESIGNER	N/A	APPLICANT/ COORDINATOR	Rulon Anderson T-mobile 602-321-4903

**BACKGROUND**

**Zoning.**  
The site is zoned C-3 (Highway Commercial District). The C-3 zoning district allows commercial office and retail uses. Wireless Communications Facilities (WCF) may be allowed, depending upon the type of wireless installation. This installation is a Type 4 WCF and requires a Conditional Use Permit. That Conditional Use Permit has already been granted by the City Council.

**Context.**  
This site is located east of Scottsdale Road, on the north side of McKellips Road. The site is improved with a hotel development. The wireless facility lease site is located within a parking lot landscape planter next to a refuse enclosure.

#### Adjacent Zoning and Uses:

- North: R1-7 (Single-family residential 7,000 square feet), Single-family residential subdivision.
- South: City of Tempe, Commercial Shopping Center.
- East: R1-7 (Single-family residential 7,000 square feet), Single-family residential subdivision.
- West: C-3 (Highway Commercial District), Commercial retail.

#### APPLICANT'S PROPOSAL

##### **Applicant's Request.**

This proposal is to install a 55-foot tall monopalm wireless facility within an 8-foot tall walled equipment enclosure. The wireless facility is located adjacent to a refuse enclosure and parking lot of an existing hotel, adjacent to a gasoline service station/car wash.

##### **Development Information:**

- *Existing Use:* Parking lot landscape planter island

- *Parcel Size:* 14 feet 2 inches by 27 feet 7 inches
- *Building Height Allowed:* 36-feet
- *Proposed WCF Height:* 55-feet

## DISCUSSION

This is the first monopalm alternative concealment wireless communications facility (WCF) proposed in Scottsdale. The only other alternative concealment WCF that has been installed in Scottsdale is a saguaro cactus. The faux saguaro cactus have the antenna panels entirely concealed within the stealth structure. The technology and structural engineering required for a monopalm are not advanced enough for design with antenna panels entirely concealed. The proposed monopalm design conceals the antenna by:

1. Placing the antenna within the palm frond cluster at the top of the monopalm.
2. Finishing the antenna with a green color that complements the green palm fronds.

While staff finds this design solution acceptable, it is anticipated that any future monopalm proposals will provide a greater level of concealment and enhancement of design as a result of advanced engineering and technology.

The trunk of the monopalm consists of a pole encased within a mottled brown faux tree trunk that is manufactured to mimic a natural palm trunk and is of rough texture. The palm fronds are green plastic.

The proposed equipment screen wall is to be 8-feet high concrete masonry textured and painted to match the adjacent wall.

## OTHER BOARDS AND COMMISSIONS

The City Council has approved the Conditional Use Permit case number 24-UP-2005 (March 7, 2006) to allow the facility at this location.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)      Kira Wauwie, AICP  
Project Coordination Manager  
Phone: 480-312-7061  
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

---

Report Author

---

Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
- A. Stipulations/Zoning Ordinance Requirements

**Project Submittal Narrative**  
For Design Review Board/Use Permit

Monarch Property  
409 N. Scottsdale Rd.  
Scottsdale, AZ 85257

Wireless Communication Facility  
Proposed 55' High Monopalm  
PH10233D

Submitted To:  
City Of Scottsdale  
Planning and Development Services  
7447 E. Indian School Rd., Suite 105  
Scottsdale, AZ 85251

Submitted By:  
Rulon Anderson  
T-Mobile

12 December 2005

**Project Information:**

Monarch Property  
409 N. Scottsdale Rd.  
Scottsdale, AZ 85257

APN: 131-16-141E

**Proposed Use:**

This application is for a proposed 55' monopalm intended to provide cellular service to the people in this area, with minimum visual impact. The related equipment will be located adjacent to the pole, inside a proposed 8' CMU wall. The wall of the ground lease area will be textured and painted to match the existing trash enclosure that is next to the proposed site. The color will be mixed on site during the installation so it will match exactly to the existing enclosure. Attached is a picture of the existing trash enclosure that was originally submitted so a visual reference can be made of the color. T-Mobile will not maintain the existing trees that are around the proposed site.

**Current zoning: C-3**

Zoning to North:	R-5
Zoning to East:	R-5
Zoning to South:	C-2
Zoning to West:	C-1

**Narrative:**

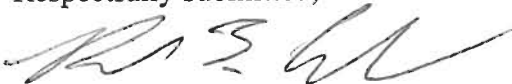
The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

The property is located on the northeast corner of Scottsdale Rd. and Mckellips. The related ground equipment will be located beneath the monopalm in an 8' CMU wall, thus screening the equipment from Scottsdale Rd. and Mckellips.

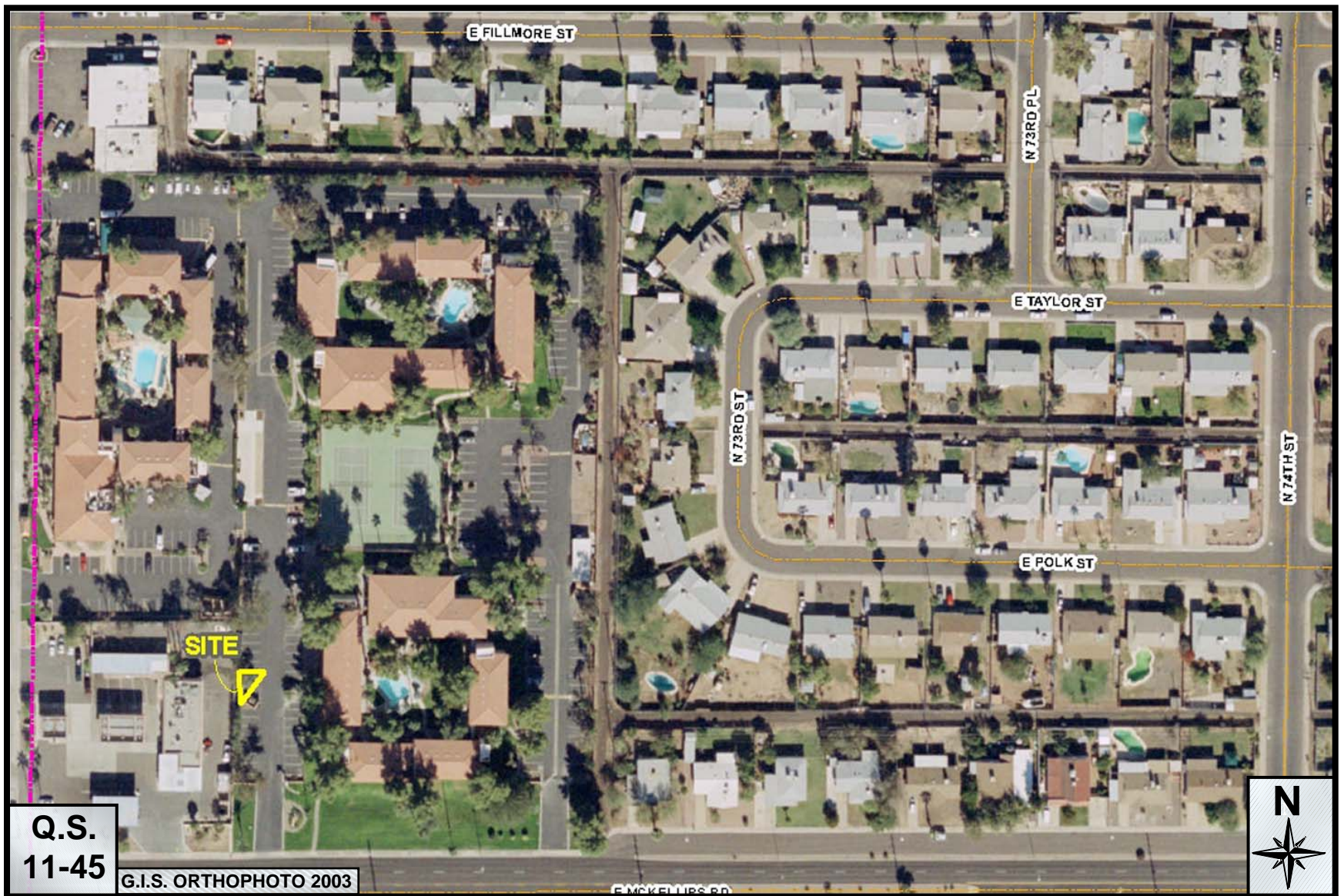
This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,



Rulon Anderson  
T-Mobile  
PH10233D

103-DR-2005  
12-16-2005



Q.S.  
11-45

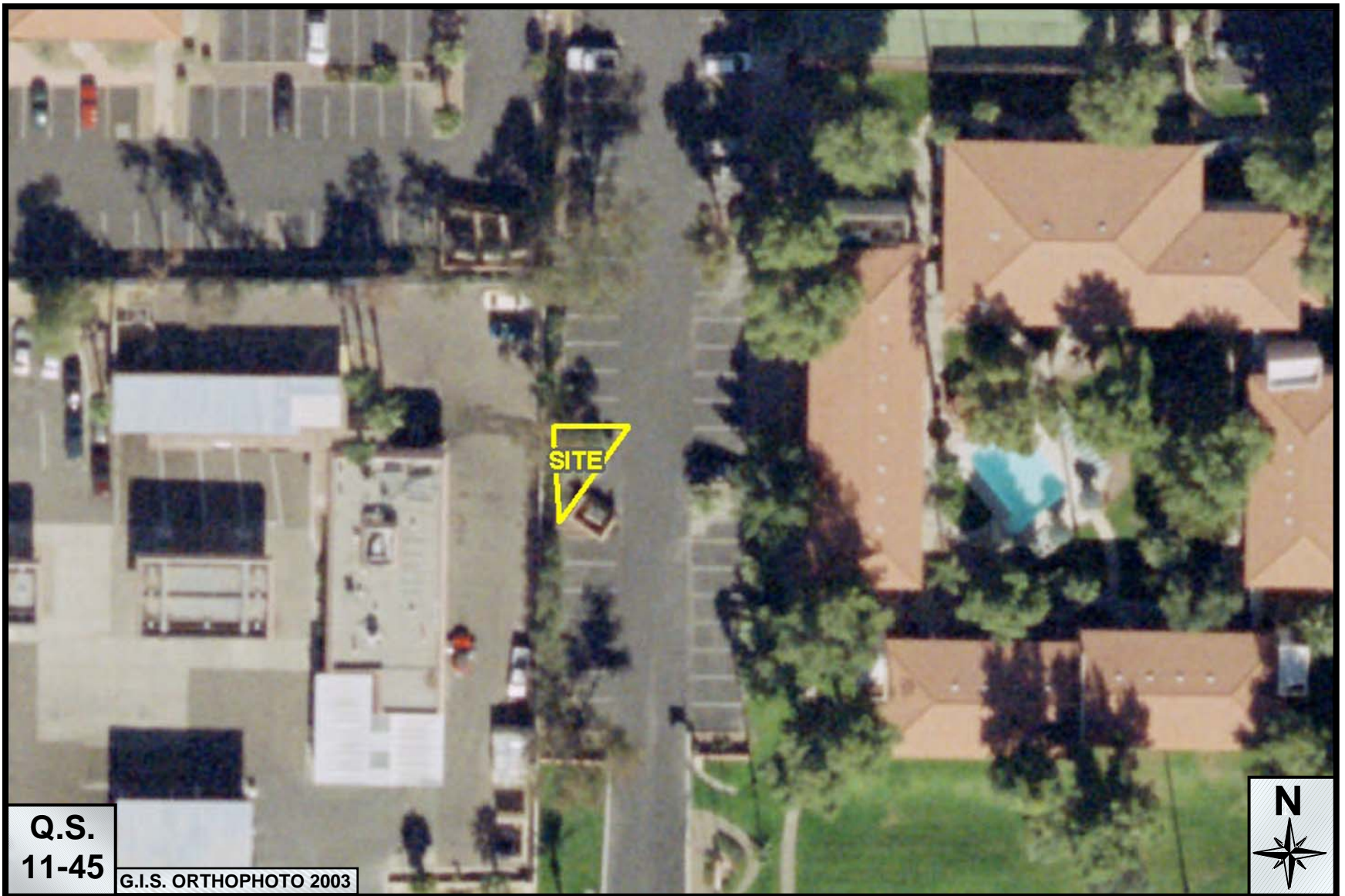
G.I.S. ORTHOPHOTO 2003

Monarch Property- New Monopalm Cell Site

**103-DR-2005**

ATTACHMENT #2





Q.S.  
11-45

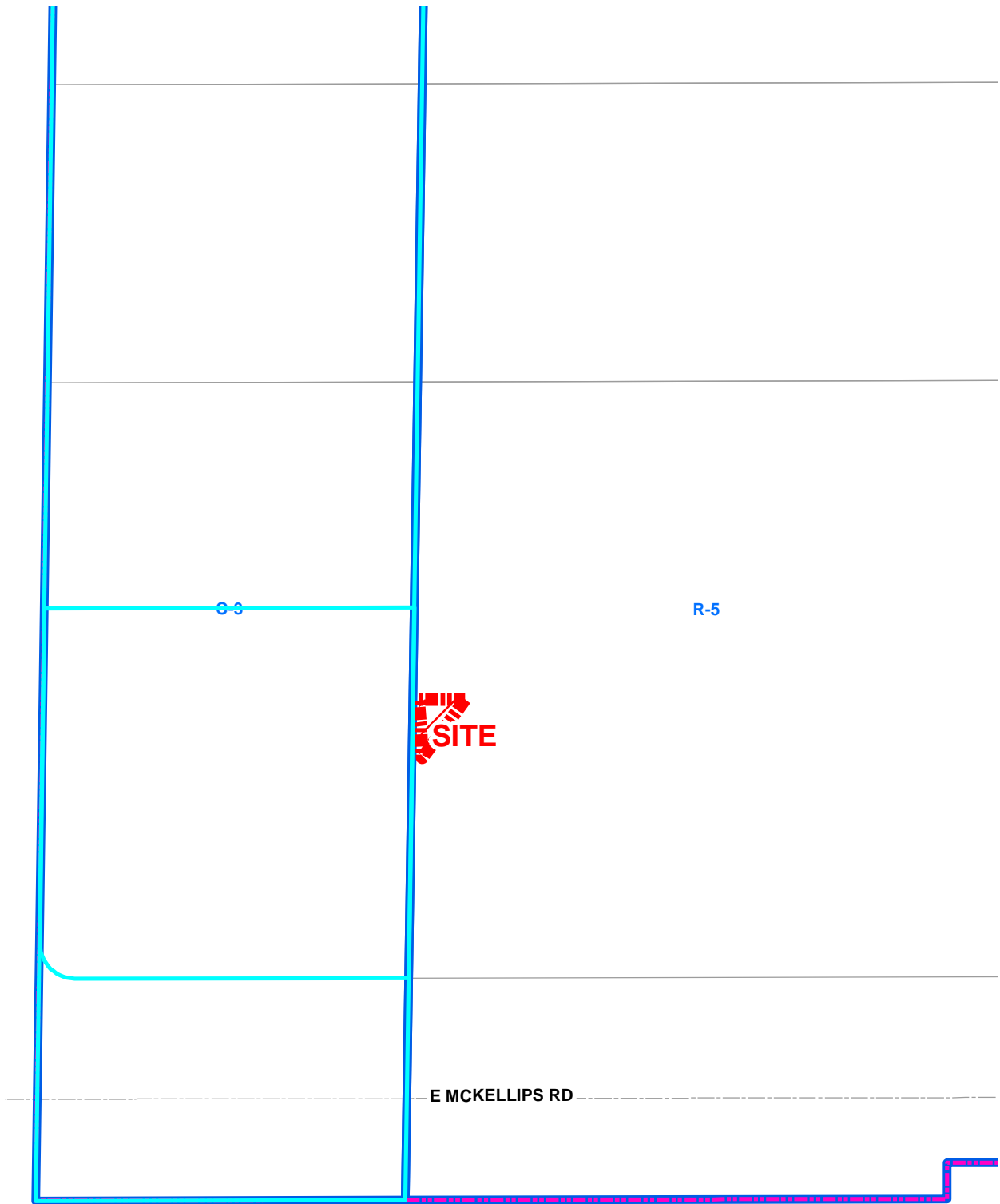
G.I.S. ORTHOPHOTO 2003



Monarch Property- New Monopalm Cell Site

**103-DR-2005**

ATTACHMENT #2A

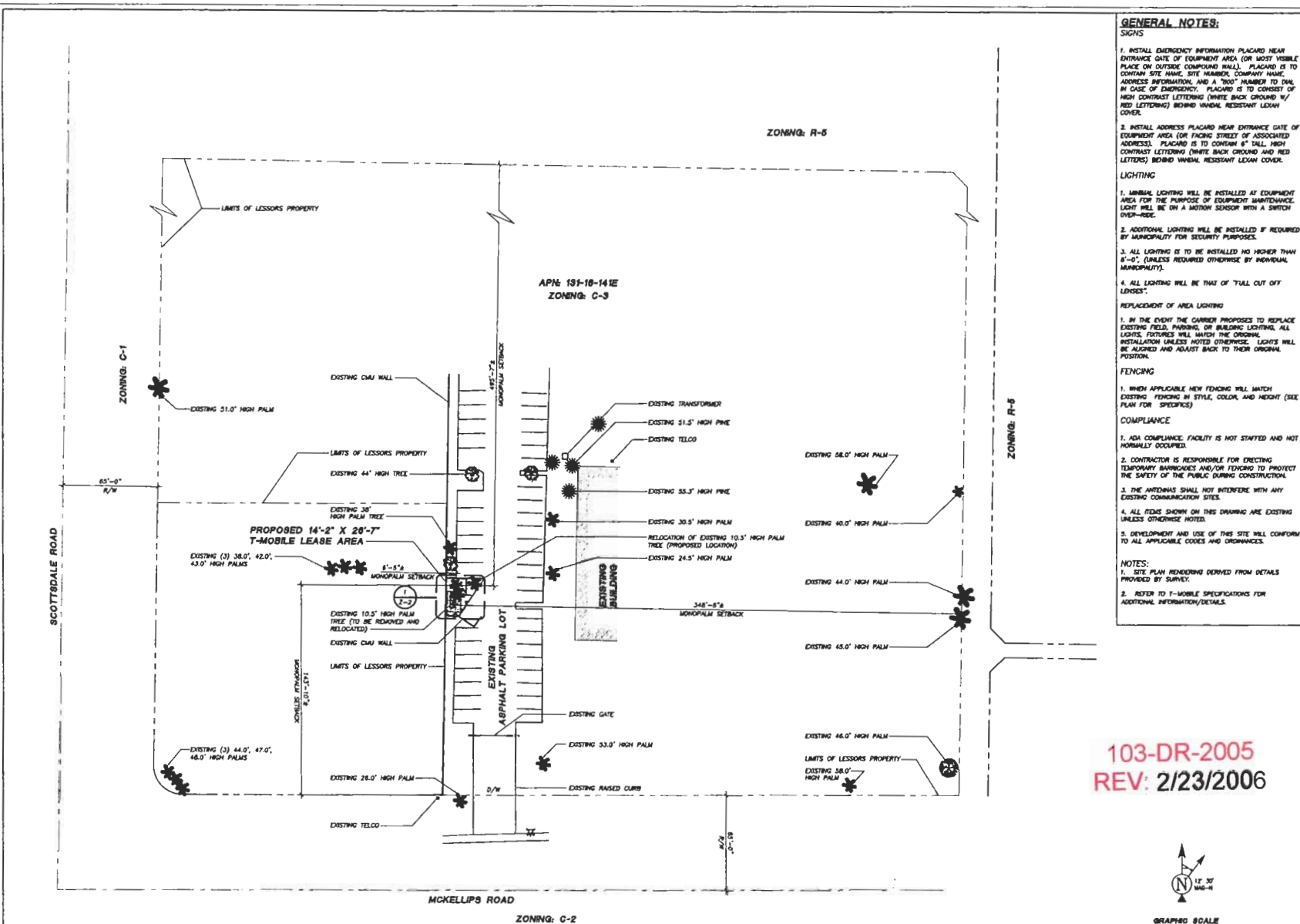


103-DR-2005

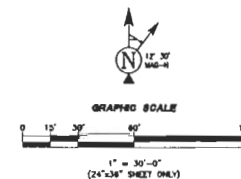
ATTACHMENT #3

I





103-DR-2005  
REV: 2/23/2006



**T-Mobile**  
Verizon PCS Corporation, a subsidiary of T-Mobile USA, Inc.

2601 W. BROADWAY RD. TEMPE, ARIZONA 85282  
PHONE: (602) 843-3000 FAX: (602) 843-3003

PLANS PREPARED BY



Communication Services, Inc.

2151 East Broadway Road, Suite 211, Tempe, AZ 85282  
Phone: 480 905 8809 Fax: 480 905 8818

NO.	DATE	DESCRIPTION	BY
1	1/13/06	PRELIMINARY	JRS
2	1/18/06	SUBMITTAL	JRS

PROJECT INFORMATION

10-1022

**PH10233D**

**MONARCH  
PROPERTY**

408 N. SCOTTSDALE RD  
SCOTTSDALE, AZ 85267

SHEET TITLE

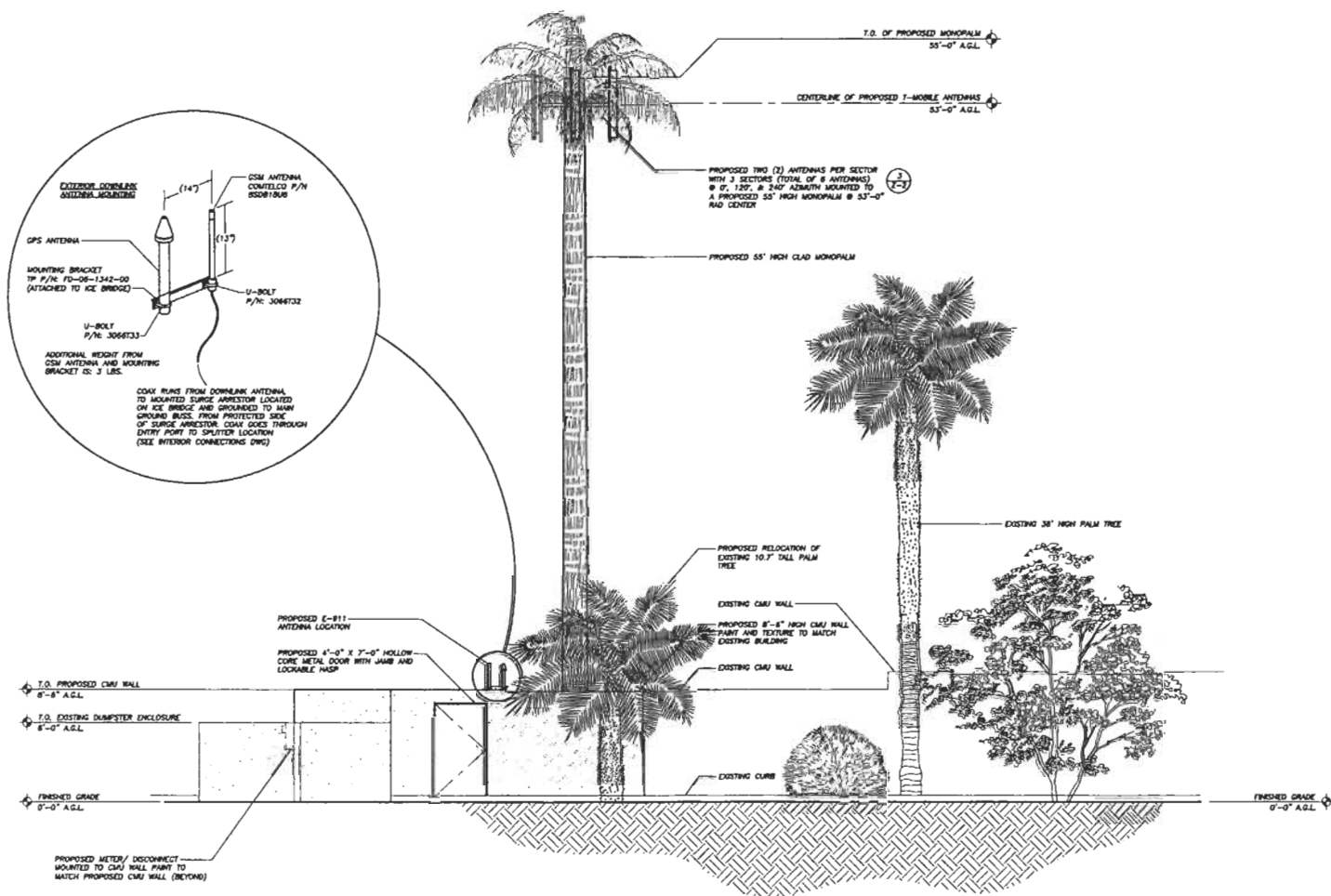
**SITE PLAN**

SHEET NUMBER

**Z-1**

APPROVAL BLOCK





EAST ELEVATION

**T-Mobile**  
Verizon Wireless PCS B Corporation, a subsidiary of T-Mobile USA, Inc.

2801 W. BROADWAY RD. TEMPE, ARIZONA 85282  
PHONE: (602) 843-3000 FAX: (602) 843-3303

PLANS PREPARED BY



Communication Services, Inc.

2151 East Broadway Road, Suite 211, Tempe, AZ 85282  
Voice: 480.905.8899 Fax: 480.905.8818

NO.	DATE	DESCRIPTION	BY
1	1/13/06	PRELIMINARY	JRS
2	1/18/06	SUBMITTAL	JRS

103-DR-2005  
REV: 2/23/2006

PROJECT INFORMATION  
10-1922

**PH10233D**

**MONARCH  
PROPERTY**

409 N. SCOTTSDALE RD  
SCOTTSDALE, AZ 85207

SHEET TITLE

**ELEVATION**

SHEET NUMBER

**Z-3**

APPROVAL BLOCK

**Stipulations for Case:  
Monarch Property -New Monopalm Cell Site  
103-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. The personal wireless service facility and associated equipment shall be in conformance with the Site Plan, Enlarged Site Plan and Details, and Elevation as submitted by T-Mobile with a city received date of 2/23/2006. These stipulations take precedence over the above-referenced site plan and development program. Any proposed significant change, as determined by the Zoning Administrator shall be subject to subsequent public hearings before the Planning Commission and City Council.

**SITE DESIGN:**

**DRB Stipulations**

2. All existing easements, including public utility easements, shall be shown on all final plans.
3. All existing utilities, including aerial, at grade and underground, shall be shown on all final plans.
4. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of Final Plans staff.
5. The Provider shall provide details showing the integration of the proposed antennas within the proposed RF transparent fiberglass panels in terms of form, color and texture to the satisfaction of Final Plans staff.
6. The entire length of all cables associated with this facility shall be encased within the proposed monopalm.
7. With the Final plans submittal, the provider shall submit dimensioned and scaled details and/or manufacturer cut sheets of the antennas being used. Any changes, including but not limited to the size and location of the proposed antennas shall be subject to further review and approval through the Planning and Development Services department.
8. The total height of the monopalm shall not exceed 55-feet above finished grade.
9. The maximum diameter of the monopalm shall be 22-inches.
10. The associated equipment for the entire wireless communication facility and the associated cables shall be located entirely within the proposed 8-foot CMU wall facility.
11. All new exterior equipment and walls shall be painted to match the color of the existing hotel site. Submit color samples with the Final Plans submittal.

**ATTACHMENT A**

12. With the Final Plans submittal, the Provider shall submit a detail of the **required** marker or plaque, to the satisfaction of Final Plans review staff showing conformance with Zoning Ordinance requirements. The plans shall clearly identify the location of the marker/plaque. The marker/plaque shall contain the company name, contact name and phone number of the facility operator.
13. The Provider shall provide details of the equipment cabinets, including the number of cabinets, the size (cu. ft.), height, and other dimensions of each cabinet, to the satisfaction of Final Plans staff.
14. Routine maintenance shall be performed on the façade of the alternative WCF in order to sustain the original appearance and condition.
15. No microwave dish antenna is approved as part of this case 103-DR-05.
16. If any grading occurs, submit documentation to Final Plans that off-site runoff shall enter and exit the site as it did historically.
17. Obtain necessary permits as required by the One-Stop-Shop.
18. Prior to construction the contractor is required to notify Inspection Services by calling 480-312-5750. A Planning Inspection (#42) must be conducted prior to commencement of any construction. Provider must note this requirement on site plan.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

19. With the Final Plans submittal, the developer shall submit an inventory and plan of all existing trees within fifty (50) feet of the proposed monopalm in order to ensure the height of the monopalm will not be out of character with the surrounding community. The inventory of trees shall include the species and current height of all trees.

**ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**APPLICABLE DOCUMENTS AND PLANS:**

20. Site Plan entitled, T-Mobile (Vicinity Map and General Information, submitted by T-Mobile. and dated 2-23-2006 by City staff.

**WATER:****DRB Stipulations**

21. No structure shall be allowed within minimum of 6-feet from the edge of the existing Water Line, and because the existing easement is an Underground Utility Easement and it does allow for (T-Mobil) as a Public Utility Company to install their equipment in the P.U.U.E